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discover **the BEAL difference**

measure us up

Included in the price of a Beal Home as standard:

KINGS VALE
KINGSWOOD PARKS

	INTERIOR DESIGN OPTIONS				TECH-NOLOGY			SAFETY & SECURITY							KITCHEN					ELECTRICAL				PLUMBING & HEATING									GENERAL												ENERGY EFFICIENCY RATINGS
	Private appointment at Selection Studio	Floor plan layout options	Bespoke Kitchen design service	Extensive selection of Porcelanosa ceramic wall tiles available	Sky dish and digital TV & radio aerial	TV points to Lounge and Bedroom 1	Data points to Lounge and Bedroom 1	Security alarm	Hi-security multi-point door locking system to front entrance	External light fitting to front entrance	6ft privacy fencing to rear gardens	Gate to rear garden	Security locks to windows (where applicable)	Smoke alarm	Extensive selection of contemporary and traditional doors and worktops	Neff oven and gas hob with extractor	Neff oven and induction hob with extractor	Neff fridge with ice-box	Neff integrated dishwasher	Chrome downlights to Bathroom / En-suite(s) / Cloakroom / Kitchen / Utility	White downlights to Bathroom / Cloakroom / Kitchen	Shaver point above hand basins in Bathroom(s)	Brushed chrome switches and sockets	Dual-zoned heating system with separate thermostat	Pressurised gas central heating system (combination boiler or pressurised system)	White towel rails to washrooms	Chrome towel rails to washrooms	Individual thermostatic valves to all radiators (except Bedroom 1 / Hallway)	External tap	Energy 'Smart Meter'	Sanitaryware from Ideal Standard 'Tempo' range	Sanitaryware from Ideal Standard 'Cube' range	Thermostatically controlled shower over bath (Family Bathroom) or separate cubicle	Carpet flooring to Bedrooms/Stairs/Landing/Lounge	Laminate flooring to Kitchen / Dining	Ceramic floor tiling to Bathroom / En-suite / Cloakroom	Vinyl flooring to Bathroom / En-suite	Fire and surround included	Turfed front Garden	Turfed rear Garden (up to 150m and 500mm border)	Contemporary coving included to ALL rooms (except Wash rooms & Kitchen / Dining & Utility)	Contemporary coving included to Lounge / Hall / Landing / Bedroom 1	Contemporary chrome handles fitted to all doors and windows	Staircase includes polished oak handrail and white painted spindles	Roller style garage doors (where applicable)	Garage floor and internal walls painted (where applicable)	
Legacy Range																																															
The Haxby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	B
The Thornton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	B
The Windsor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	B
Aspire Range																																															
The Butterwick	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓		✓	✓	✓		✓	✓	✓	✓	✓			✓	✓	✓	✓		✓	✓		✓	B
The Dalby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓		✓	✓	✓		✓	✓	✓	✓	✓			✓	✓	✓	✓		✓	✓			B
The Hackness	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓		✓	✓	✓		✓	✓	✓	✓	✓			✓	✓	✓	✓		✓	✓		✓	B
The Langdale II	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓		✓	✓	✓		✓	✓	✓	✓	✓			✓	✓	✓	✓		✓	✓		✓	B
The Levisham	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓		✓	✓	✓		✓	✓	✓	✓	✓			✓	✓	✓	✓		✓	✓		✓	B
The Malham	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓		✓	✓	✓		✓	✓	✓	✓	✓			✓	✓	✓	✓		✓	✓		✓	B
The Pickering	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓		✓	✓	✓		✓	✓	✓	✓	✓			✓	✓	✓	✓		✓	✓			✓	B
First Step Range																																															
The Chelsea	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓					✓	✓		✓	✓			✓	✓	✓	✓		✓	✓	✓		✓		✓	✓			✓				B
The Greenwich	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓					✓	✓		✓	✓			✓	✓	✓	✓		✓	✓	✓		✓		✓	✓			✓				B
The Gramercy	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓					✓	✓		✓	✓			✓	✓	✓	✓		✓	✓	✓		✓		✓	✓			✓				B
The Tribeca	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓					✓	✓		✓	✓			✓	✓	✓	✓		✓	✓	✓		✓		✓	✓			✓				B

Very energy efficient - lower running costs

A	92+
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Please note this specification sheet is for guidance only and does not form part of any Contract or Warranty. The details contained in this specification are correct at the time of going to press, however, it is Company policy to continually update and improve our specification and may alter them without notice.

England & Wales EU Directive 2010/31/EU - The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

MUP/KV/08/2019

BEAL HOMES